

DEVELOPMENT SITE FOR 10 DWELLINGS

BOWER HINTON, MARTOCK, TA12 6LG

- Full Detailed Planning Permission Ref.22/03254/FUL
- No Affordable or S106 but CIL is applicable
- Offers invited in the region of £795,000

KLP
KITCHENER
LAND AND PLANNING

Aerial view of the site from the East with approx. site boundary highlighted

THE SITE & SITUATION – TA12 6LG

A great opportunity to acquire a development site with the benefit of full detailed planning permission (Ref. 22/03254/FUL) for the partial demolition, partial conversion and partial new build to form 10 dwellings in total. Due to the Vacant Building Credit Planning Policy, and the fact that the Proposed Gross Internal Floor area is less than the Existing, there is no requirement for any affordable housing and there is no S106 contributions, however, there is a CIL liability on the development. Plots 1 to 5 have been designed to include “workspaces” to reflect the previous employment use with the site’s heritage.

The site is located on the south eastern edge of the sought-after and picturesque village of Bower Hinton in the Parish of Martock, with convenient access to the A303. The site sits outside of but adjoining the Village Conservation Area. The former Sparrow Works site is an old commercial / industrial site founded by William Sparrow in c. 1867 and initially known as the “Somerset Wheel & Wagon Company” as millwrights, iron founders, machinery manufacturers, electrical and water engineers. The approved development seeks to balance residential development with the preservation of the site’s historical and industrial character, while also providing modern amenities and sustainable features.

The site extends to approximately 0.54 hectares (1.33 acres) and it is accessed from its existing Highway access off Ringwell Hill which sweeps up and around into the site which sits above the level of the road.

The land to the south of the site is also owned by the Vendors and they will retain access to this field and a ransom strip along the western boundary to the field to the west. There is a 3rd Party Right of Way across the site to a carport to the north of Plot 5 and another Right of Way from Ringwell Hill to the north of the site adjoining No.1 Sparrows Cottages to the rear of the cottages.

METHOD OF SALE

Offers are invited in the region of £795,000 for the freehold site.

VIEWING

Please contact Philip Taverner at KLP to arrange a viewing.

PLANNING

Somerset Council granted full detailed planning permission for partial demolition, partial conversion and new build development to form 10 dwellings (Ref.22/03254/FUL) at the Old Sparrow Works, Ringwell Hill, Bower Hinton, Martock, TA12 6LG on 3rd March 2026.

We understand that there is no S106 legal agreement associated with this permission. There is also no Affordable Housing requirement due to Vacant Building Credit Planning Policy. However, there is a CIL Liability of £89,702.49 (index linked). It has been calculated that the proposed development shall generate 0.95 kg/year of Total Phosphorus. The mitigation strategy shall consist of the acquisition of credits from an established third-party provider, with the overarching legal agreement with Somerset Council, as detailed within Condition No.28 of the Planning Permission. However, all interested parties should confirm these points independently with the Local Planning Authority.

A link to a Planning & Technical Pack is available from the agents.

SERVICES

Basic enquiries have been made, however, all interested parties should make and rely upon their own enquiries of the relevant services providers.

CONTACT – REF: 1132/PT/R1



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APPROVED LANDSCAPING PLAN (not to scale)



PHOTOS OF SITE ACCESS & UNITS 1 & 2 FROM ROAD





Aerial view with approx. boundary highlighted



Aerial view from the South with approx. boundary highlighted

Various Photographs of the site





Aerial view from the North with approx. boundary highlighted